

# \$404,900 - 507, 1320 1 Street Se, Calgary

MLS® #A2193065

**\$404,900**

2 Bedroom, 2.00 Bathroom, 800 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

This immaculate 2 bedroom, 2 bathroom corner apartment is move in ready and has UNBELIEVABLE VIEWS to the west and north! The original owners have loved living here and have especially enjoyed the walkability to restaurants and shopping, along with the knowledge of living in a safe, secure building that offers a huge gym, a bicycle storage room, an amazing outdoor space for residents (seen out of the north facing window of the unit) along with secured under ground parking and a separate storage locker! The condo itself is sleek, modern and offers a very user friendly lay out. Enjoy the heart of the home highlighted by the beautiful kitchen with quartz counters, modern back splash, stainless steel appliances and a wonderful, social breakfast bar that also overlooks the spacious dining and living areas, all of which are situated to accentuate the stunning views!! Both of the bedrooms are on each end of the condo with the Primary bedroom having a full en suite and a walk in closet. The second bedroom is close to the 3 piece bathroom that offers an amazing walk in shower. Other features of this gorgeous home are 9 foot ceilings, CENTRAL AIR CONDITIONING, in unit laundry, a large inviting entry and the fantastic west facing balcony that offers an out door area to view the amazing sun sets! Condo fees include all utilities except electrical. Possession date is 21 days negotiable. An absolute opportunity to own this amazing executive style home!! Move in and



enjoy!

Built in 2014

### Essential Information

MLS® #	A2193065
Price	\$404,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	800
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	507, 1320 1 Street Se
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0G8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Facilities, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, See Remarks, Titled, Underground, Secured

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Oven
Heating	Forced Air
Cooling	Central Air

# of Stories 30

## Exterior

Exterior Features Balcony, Uncovered Courtyard

Roof Rubber

Construction Brick, Concrete, Stone

## Additional Information

Date Listed February 7th, 2025

Days on Market 60

Zoning DC

## Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.